121.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,514,300	/	1,514,300
USE VALUE:	1,514,300	/	1,514,300
ASSESSED:	1,514,300	/	1,514,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAP GMBH
Owner 2:	
Owner 3:	
Street 1:	PO BOX 292
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GILLESPIE BRIAN W -
Owner 2:	HEDLER AMY S -
Street 1:	45 HOPKINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,300 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Wood Shingle Exterior and 2756 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9300.000	822,000	300	692,000	1,514,300
Total Card	0.214	822,000	300	692,000	1,514,300
Total Parcel	0.214	822,000	300	692,000	1,514,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 549.50 | /Parcel: 549.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77954
GIS Ref	
GIS Ref	
Insp Date	12/13/17

!9357!

PREVIOUS ASSESSMENT

Parcel ID 121.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	747,100	300	9,300.	692,000	1,439,400	1,439,400	Year End Roll	12/18/2019
2019	101	FV	557,700	400	9,300.	730,500	1,288,600	1,288,600	Year End Roll	1/3/2019
2018	101	FV	545,100	400	9,300.	538,200	1,083,700	1,083,700	Year End Roll	12/20/2017
2017	101	FV	545,100	400	9,300.	515,200	1,060,700	1,060,700	Year End Roll	1/3/2017
2016	101	FV	545,100	400	9,300.	476,700	1,022,200	1,022,200	Year End	1/4/2016
2015	101	FV	506,700	400	9,300.	399,800	906,900	906,900	Year End Roll	12/11/2014
2014	101	FV	506,700	400	9,300.	390,600	897,700	897,700	Year End Roll	12/16/2013
2013	101	FV	506,700	400	9,300.	372,100	879,200	879,200		12/13/2012

PRINT

Date	Time
12/10/20	23:50:55

LAST REV

Date	Time
10/06/20	11:14:48
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9357

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILLESPIE BRIAN	72989-70	1	7/25/2019	Mult Lots	2,210,000	No	No		
FLYNN WALLACE	31335-428		4/24/2000	Portion-Asst	700,000	No	No		
	8498-227		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	77954
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2005	551	Wood Dec	5,000					
3/28/2005	184	Redo Kit	20,000			G6	GR FY06	
11/17/2004	1111	Re-Roof	10,908					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2019	Mail Update	JO	Jenny O
12/13/2017	Inspected	BS	Barbara S
11/18/2017	MEAS&NOTICE	HS	Hanne S
2/17/2009	Meas/Inspect	372	PATRIOT
6/7/2005	Permit Visit	BR	B Rossignol
7/28/2000	MLS	MM	Mary M
11/17/1999	Mailer Sent		
10/29/1999	Measured	266	PATRIOT
8/20/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9300		Sq. Ft.	Site		0	90.	0.83	10			View	10					692,007						692,000	

Total AC/HA:	0.21350	Total SF/SM:	9300	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	692,007	Spl Credit
Total:	692,000										

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2T - 2 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	V - Very Good

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.03101456
Const Adj.:	1.31260860
Adj $ / SQ:	175.931
Other Features:	151950
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	861584
Depreciation:	39633
Depreciated Total:	821951

COMMENTS

643-2520 OF=DBL SINK IN MASTER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 5			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	M
Totals			
1	10	5	

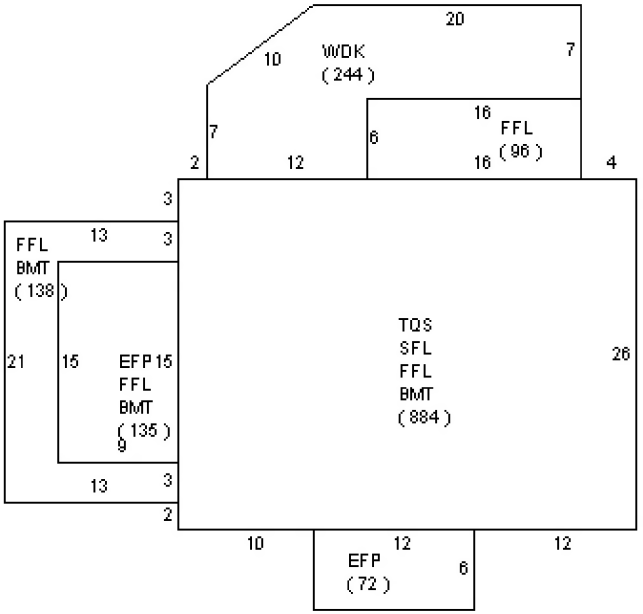
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	212.88
Special Features:	0	Val/Su Net:	188.36
Final Total:	822000	Val/Su SzAd	298.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,253	175.930	220,442
BMT	Basement	1,157	52.780	61,066
SFL	Second Floor	840	175.930	147,747
TQS	3/4 Story	663	175.930	116,643
WDK	Deck	244	13.260	3,234
EFP	Enclos Porch	207	53.000	10,971

Net Sketched Area:	4,364			Total:	560,103
Size Ad	2755.7999	Gross Are	4629	FinArea	2756

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X6	F	FR	1995	5.40	T	24	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:	Total: 300